

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11630 NORTH LAMAR BOULEVARD FROM LIMITED OFFICE (LO) DISTRICT AND MOBILE HOME RESIDENCE (MH) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT ON TRACT 1 AND LIMITED OFFICE-MIXED USE (LO-MU) COMBINING DISTRICT ON TRACT 2.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office (LO) district and mobile home residence (MH) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on Tract 1 and limited office-mixed use (LO-MU) combining district on Tract 2 on the property described in Zoning Case No. C14-2021-0002.SH, on file at the Housing and Planning Department, as follows:

Tract 1:

The eastern 500 feet of Lot 8, Stark Frank Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4, Page 199, Plat Records, Travis County, Texas, and

Tract 2:

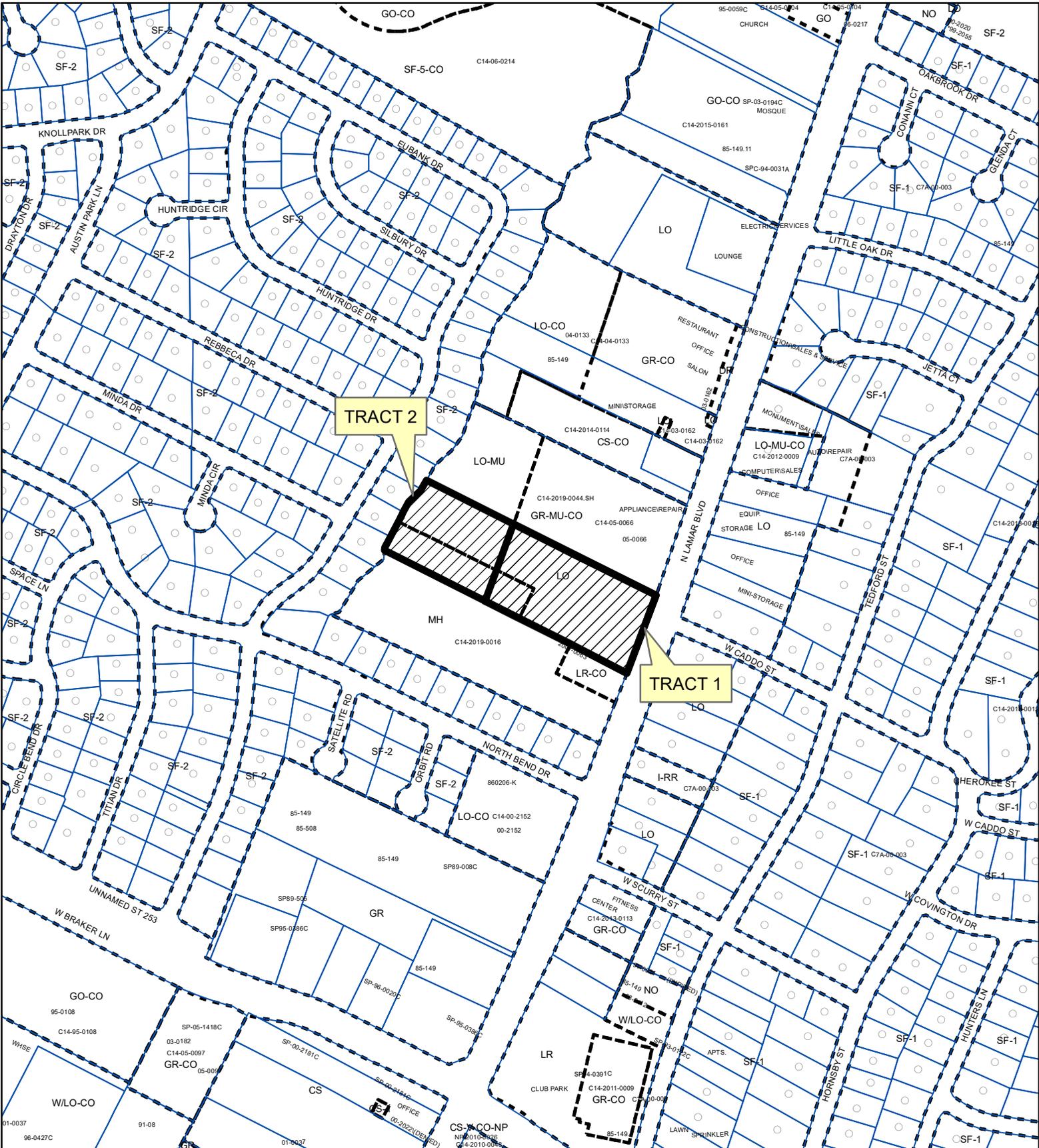
The remaining western portion of Lot 8, aligned with Walnut Creek (the "Property"),

locally known as 11630 North Lamar Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are prohibited uses on Tract 1 of the Property:

- | | |
|-----------------------------------|----------------------------------|
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Business or trade school | Business support services |
| College and university facilities | Commercial off-street parking |



TRACT 2

TRACT 1

ZONING

ZONING CASE#: C14-2021-0002.SH

Exhibit A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



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